

LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING NOTICE OF PUBLIC HEARING

The Los Angeles County Hearing Officer will conduct a public hearing to consider the project described below. You will have an opportunity to testify, or you can submit written comments to the planner below or at the public hearing. If the final decision on this proposal is challenged in court, testimony may be limited to issues raised before or at the public hearing.

Hearing Date and Time: September 20, 2016 at 9 a.m.

Hearing Location: 320 West Temple St., Hall of Records, Rm. 150, Los Angeles, CA 90012

Project & Permit(s): Project No, **R2013-03298-(4), Conditional Use Permit No. 201300164**

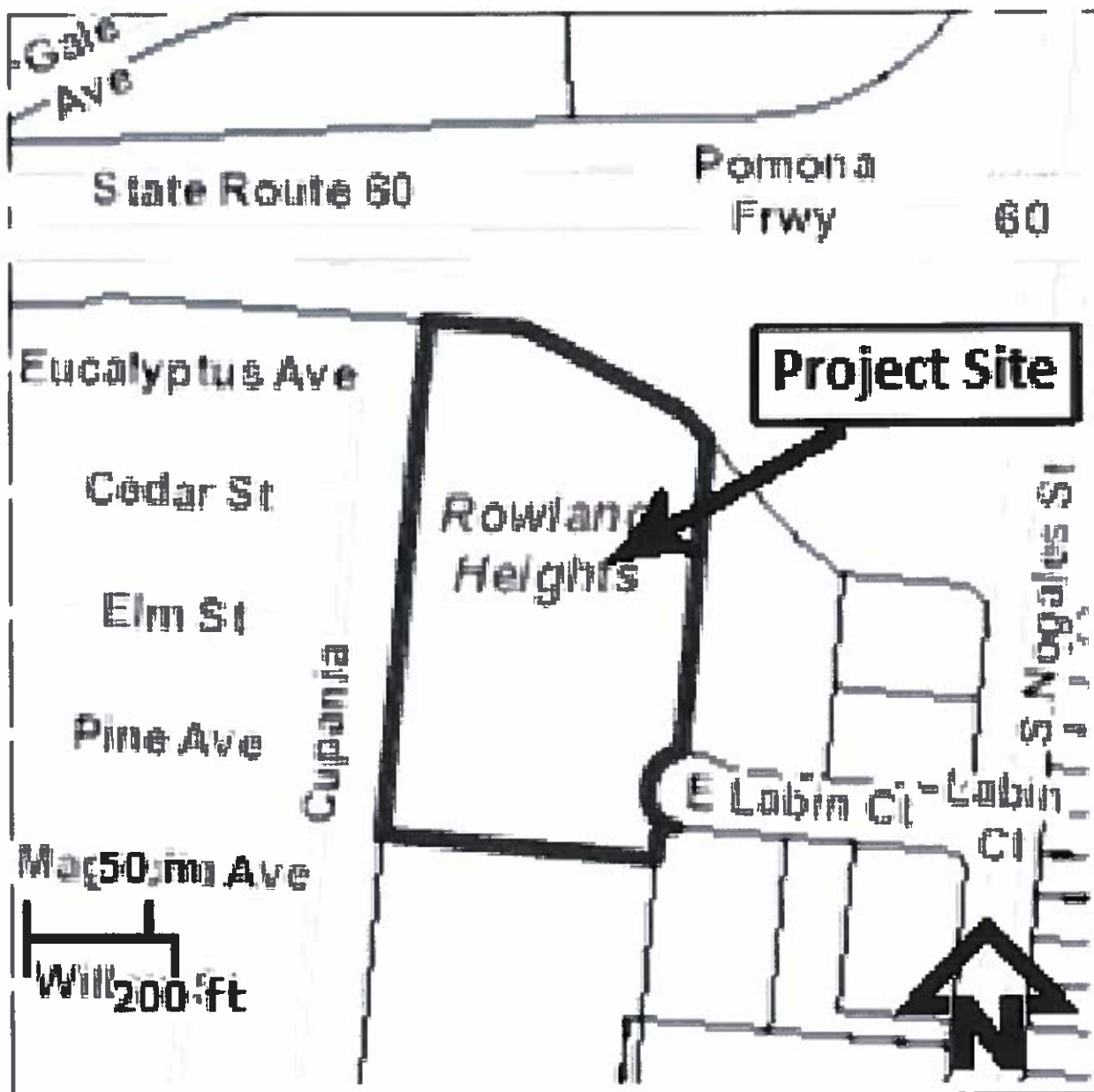
Project Location: 18888 Labin Court, Unit C209, Rowland Heights within the Puente Zoned District

CEQA Categorical Exemption: Class 1 – Existing Facilities

Project Description: The applicant requests a Conditional Use Permit (CUP) to authorize a Type 47 alcohol license (full line for on-site consumption) at a restaurant ("NYC Lounge") at an existing shopping center ("Pearl of the East Plaza") pursuant to section(s) 22.28.210 of the Los Angeles County Code.

For more information regarding this application, contact **Steve Mar**, Los Angeles County Department of Regional Planning (DRP), 320 W. Temple St., Los Angeles, CA 90012. Telephone: (213) 974-6435, Fax: (213) 626-0434, E-mail: smar@planning.lacounty.gov. Case materials are available online at <http://planning.lacounty.gov/case> or at the Rowland Heights Library, 1850 Nogales St., Rowland Heights. All correspondence received by DRP shall be considered a public record.

If you need reasonable accommodations or auxiliary aids, contact the Americans with Disabilities Act (ADA) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD) with at least 3 business days' notice. **Si necesita más información por favor llame al (213) 974-6466.**





Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER

See Below.

HEARING DATE

September 20, 2016

REQUESTED ENTITLEMENTS

See Below.

PROJECT SUMMARY

OWNER / APPLICANT

Rowland Ranch Properties LLC / Monica Wu

MAP/EXHIBIT DATE

n/a

PROJECT OVERVIEW

The applicant is requesting two Conditional Use Permits (CUPs) to authorize the sale of alcoholic beverages for on-site consumption at two new restaurants ("NYC Lounge" – Type 47, on-site full line and "Cape 7" – Type 41, on-site beer and wine) at an existing shopping center ("Pearl of the East Plaza") in the C-3-BE (Unlimited Commercial – Billboard Exclusion) zone pursuant to Los Angeles County Code Section 22.28.210. The two requested entitlements are as follows:

Project No.	Conditional Use Permit No.	Business Name	Unit No.	Area (Sq. Ft.)	Occupant Load	Required Parking
2013-03298-(4)	201300164	"NYC Lounge"	C-209	2,988	66	22
2014-01243-(4)	201400053	"Cape 7"	B-109	5,823	201	67

LOCATION

18888 Labin Court, Rowland Heights

ACCESS

via Labin Court

ASSESSORS PARCEL NUMBER(S)

8761-011-020

SITE AREA

5.98 Acres

GENERAL PLAN / LOCAL PLAN

Rowland Heights Community Plan

ZONED DISTRICT

Puente ZD

LAND USE DESIGNATION

C (Commercial)

ZONE

C-3-BE (General Commercial, Billboard Exclusion)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

Rowland Heights CSD

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Rowland Heights Community Plan & Countywide General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.56.040 (Conditional Use Permit burden of proof requirements)
 - 22.28.210 (C-3 Zone - Uses Subject to Permits)

CASE PLANNER:

Steve Mar

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